

**ARABIAN ACRES METROPOLITAN DISTRICT
ANNUAL REPORT
TO
BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY
FISCAL YEAR ENDING DECEMBER 31, 2022**

I. ANNUAL REPORT REQUIREMENT

Pursuant to Resolution No. 09-10-09 (37), adopted by the Board of County Commissioners of Teller County (the “Board”) approving a material modification to the District’s Service Plan, the District is required to provide an annual report to the Board no later than March 1st for the District's fiscal year ending on the previous December 31st. Such annual report shall include information concerning the following matters:

- A. A description of capital projects undertaken during the reporting year.
- B. A description of capital projects anticipated in the subsequent reporting year.
- C. Any changes in the District's operations during the reporting year.
- D. A copy of the adopted budget for the calendar year following the reporting year.

II. FOR THE YEAR ENDING DECEMBER 31, 2022, THE DISTRICT MAKES THE FOLLOWING REPORT:

- A. Description of Capital Projects Completed During 2022.
The District upgraded the water tanks and completed planned project upgrades.
- B. Description of Capital Projects Planned for 2023.
This District does not anticipate any capital projects for 2023.
- C. Changes in the District’s Operations.
The District has had no significant changes to the District’s Operations
The Current Board is as follows:

Edith Coffman	2023
Elizabeth Douglass	2023
Lanny Hoel	2023
Jennifer Shepard	2025
Martin Lempecki	2025

- D. Adopted 2023 Budget. Attached here to as Exhibit A.

Rebecca Harris

Rebecca Harris
District Manager

BUDGET RESOLUTION ADOPTING 2023 BUDGET AND AMENDING 2022 BUDGET

ARABIAN ACRES METROPOLITAN DISTRICT

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO THE FUNDS AND IN THE AMOUNTS SET FORTH HEREIN FOR THE ARABIAN ACRES METROPOLITAN DISTRICT (THE “DISTRICT”), TELLER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023, AND ENDING ON THE LAST DAY OF DECEMBER 2023 AND AMENDING THE 2022 BUDGET.

WHEREAS, the Board of Directors of the District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time;

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 16, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ARABIAN ACRES METROPOLITAN DISTRICT, TELLER COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO:

Section 1. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. Budget Expenditures. That estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget. That the budget as submitted and attached and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of District for the year stated above and the amended budget for 2022 is approved.

Section 4. Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance for the debt service fund is \$ 216,180 , and that the valuation for assessment, as certified by the Teller County Assessor, is \$ 5,776,870

Section 5. Mill Levy. That for the purposes of meeting all debt service of the District for the budget year, there is hereby levied a tax of 24.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 7. Certification. The District's agents are hereby authorized and directed to immediately certify to the County Commissioners of Teller County, Colorado, the mill levies for the District hereinabove determined and set.

Section 8. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated and no other.

ADOPTED AND APPROVED this 21st day of December 2022.

DISTRICT
BOARD OF DIRECTORS

By: *Edith Coffman*
Edith Coffman (Dec 22, 2022 11:34 MST)

President

ATTEST:

Elizabeth Douglass

Secretary

BUDGET MESSAGE
(Pursuant to § 29-1-103(1) (e), C.R.S.)

Arabian Acres Metropolitan District

The attached 2023 Budget for Arabian Acres Metropolitan District includes these important features:

- The primary sources of revenue for the District are tax revenues, fees, rates, tolls, penalties, and charges.
- No increase in commercial and residential rates and fees.
- Continued maintenance of the system to insure ongoing levels of service to existing customers.
- Payment of debt service obligations.

The Budgetary basis of accounting timing measurement method used is:

- Cash basis
- Modified accrual basis
- Encumbrance basis
- Accrual basis

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the district's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The services to be provided/ delivered during the budget year are the following:

- Potable water to customers.
- Contracted legal and management services including state required reporting, financial and accounting reports, billing and other services.
- Contracted Operator in Responsible Charge (ORC) to operate including required monitoring, testing, repair and other operational activities as well as payroll and other employment training and expenses.

**ARABIAN ACRES METROPOLITAN DISTRICT
2022 AMENDED AND 2023 BUDGET
GENERAL FUND**

	2021 ACTUAL	2022 PROJECTED / AMENDED	2022 BUDGET	2023 BUDGET
GENERAL FUND: BEGINNING BALANCE	\$ 631,984.85	\$ 347,468.91	\$ 335,824.17	\$ 476,505.31
REVENUES				
CAPITAL IMPROVEMENT FEE	\$ 107,016.77	\$ 113,905.67	\$ 106,000.00	\$ 106,000.00
CORA REQUESTS	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ -	\$ -	\$ -	\$ -
LATE FEES	\$ 2,446.10	\$ 2,946.40	\$ -	\$ -
MISCELLANEOUS (Trout Haven Exclusions)	\$ 8,400.00	\$ 6,205.30	\$ -	\$ -
RESTITUTION	\$ 220.08	\$ 413.19	\$ -	\$ -
TAP FEE	\$ 8,000.00	\$ 24,000.00	\$ -	\$ -
WATER SERVICE FEE	\$ 88,152.69	\$ 108,836.01	\$ 100,000.00	\$ 100,000.00
WATER USAGE	\$ 82,867.26	\$ 81,606.44	\$ 100,000.00	\$ 90,000.00
TOTAL REVENUES	\$ 297,102.90	\$ 337,913.01	\$ 306,000.00	\$ 296,000.00
TOTAL FUNDS AVAILABLE	\$ 929,087.75	\$ 685,381.92	\$ 875,464.79	\$ 772,505.31
EXPENSES				
AUDIT	\$ 7,100.00	\$ 7,600.00	\$ 8,000.00	\$ 8,225.00
BANK SERVICE CHARGES	\$ 7.00	\$ 104.00	\$ 100.00	\$ 100.00
CHEMICALS & SUPPLIES	\$ 693.88	\$ 376.75	\$ 2,000.00	\$ 2,000.00
DIRECTOR FEES	\$ 7,000.00	\$ 6,200.00	\$ 7,500.00	\$ 7,500.00
DISTRICT MANAGEMENT	\$ 46,900.44	\$ 46,900.44	\$ 54,000.00	\$ 54,000.00
DUES, FEES, SUBSCRIPTIONS	\$ 1,704.47	\$ 2,493.58	\$ 2,500.00	\$ 2,500.00
ELECTION - TABOR/BOD	\$ -	\$ 267.19	\$ 10,000.00	\$ 5,000.00
ENGINEERING	\$ 2,357.25	\$ 754.50	\$ -	\$ -
INSURANCE	\$ 14,838.00	\$ 13,970.00	\$ 8,000.00	\$ 14,000.00
LEGAL	\$ 2,613.75	\$ 5,063.72	\$ 10,000.00	\$ 10,000.00
LOCATES	\$ -	\$ -	\$ -	\$ -
ORC FEES	\$ 41,325.00	\$ 39,872.50	\$ 48,000.00	\$ 48,000.00
OTHER (TROUT HAVEN EXCLUSIONS)	\$ 1,768.25	\$ 3,127.09	\$ -	\$ -
POSTAGE & COPIES	\$ 3,096.17	\$ 2,473.15	\$ 4,000.00	\$ 4,000.00
REPAIRS & MAINTENANCE	\$ 38,053.27	\$ 21,089.99	\$ 30,000.00	\$ 35,000.00
UTILITIES	\$ 9,416.36	\$ 9,159.37	\$ 12,500.00	\$ 12,500.00
WATER BILLING	\$ 8,100.00	\$ 8,100.00	\$ 10,000.00	\$ 10,000.00
WATER DISTRIBUTION/ PURCHASE	\$ 14,300.00	\$ 7,425.00	\$ 10,000.00	\$ 10,000.00
WATER SHARES	\$ -	\$ -	\$ -	\$ -
WATER TAPS	\$ -	\$ -	\$ -	\$ -
WATER TESTING	\$ 1,074.00	\$ 3,899.33	\$ 4,000.00	\$ 4,000.00
CONTINGENCY	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00
TOTAL EXPENSES	\$ 200,347.84	\$ 178,876.61	\$ 240,600.00	\$ 246,825.00
OTHER FINANCING SOURCES				
TRANSFERS OUT - DEBT SERVICE	\$ 58,095.88	\$ 30,000.00	\$ 74,825.27	\$ 50,000.00
TRANSFERS OUT - CAPITAL FUND	\$ 381,271.00	\$ -	\$ -	\$ -
GENERAL FUND: ENDING BALANCE	\$ 347,468.91	\$ 476,505.31	\$ 560,039.52	\$ 475,680.31
EMERGENCY RESERVE: State Required at 3%	\$ 6,010.44	\$ 5,366.30	\$ 7,218.00	\$ 7,404.75

**ARABIAN ACRES METROPOLITAN DISTRICT
2022 AMENDED AND 2023 BUDGET
DEBT SERVICE FUND**

	2021 ACTUAL	2022 PROJECTED / AMENDED	2022 BUDGET	2023 BUDGET
DEBT SERVICE FUND: BEGINNING BALANCE	\$ 308,033.24	\$ 316,550.41	\$ 316,550.41	\$ 315,745.50
REVENUE				
INTEREST INCOME	\$ 268.88	\$ 500.00	\$ -	\$ -
MISCELLANEOUS				
PROPERTY TAX REVENUE	\$ 117,682.32	\$ 135,554.72	\$ 142,291.92	\$ 138,644.88
SPECIFIC OWNERSHIP TAX	\$ 13,474.91	\$ 14,500.99	\$ 9,960.43	\$ 9,705.14
STATE SENIOR/ VETERAN FUNDS	\$ 6,507.19	\$ 6,551.07	\$ -	\$ -
TRANSFERS IN FROM GENERAL FUND	\$ 58,095.88	\$ 30,000.00	\$ 50,000.00	\$ 50,000.00
TOTAL REVENUE	\$ 196,029.18	\$ 187,106.78	\$ 202,252.35	\$ 198,350.02
EXPENSES				
2007 BOND INTEREST	\$ 51,580.00	\$ 48,500.00	\$ 48,500.00	\$ 48,500.00
2007 BOND PRINCIPAL	\$ 70,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00
NATIONAL RURAL WATER INTEREST	\$ 1,382.97	\$ 1,288.89	\$ 990.81	\$ 990.81
NATIONAL RURAL WATER PRINCIPAL	\$ 9,800.31	\$ 9,800.31	\$ 10,098.39	\$ 10,098.39
CO WATER RESOURCES & POWER DEV AUTHOF	\$ 7,168.75	\$ 3,201.24	\$ 5,356.10	\$ 5,356.10
CO WATER RESOURCES & POWER DEV AUTHOF	\$ 20,117.37	\$ 20,117.37	\$ 34,692.60	\$ 34,692.60
CWCD METER LOAN	\$ 23,688.07	\$ 23,688.07	\$ 23,688.07	\$ 23,688.07
TREASURER COLLECTION FEE	\$ 3,524.54	\$ 4,065.81	\$ 4,268.76	\$ 4,159.35
TRUSTEE FEES	\$ 250.00	\$ 250.00	\$ 500.00	\$ 500.00
CONTINGENCY	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
TOTAL EXPENSES	\$ 187,512.01	\$ 187,911.69	\$ 205,094.73	\$ 204,985.32
DEBT SERVICE: ENDING BALANCE	\$ 316,550.41	\$ 315,745.50	\$ 313,708.03	\$ 309,110.21
ASSESSED VALUATION		\$ 5,928,830.00	\$ 5,928,830.00	\$ 5,776,870.00
MILL LEVY		24.00	24.00	24.00

**ARABIAN ACRES METROPOLITAN DISTRICT
2022 AMENDED AND 2023 BUDGET
CAPITAL GRANT FUND**

	2021 ACTUAL	2022 PROJECTED / AMENDED	2022 BUDGET	2023 BUDGET
CAPITAL GRANT FUNDS			\$ -	\$ -
REVENUES-SERIES 2015 BOND PROCEEDS				
CDPHE PLANNING & DESIGN GRANT 10k			\$ -	\$ -
CDPHE DESIGN & ENGINEERING GRANT 300k			\$ -	\$ -
CWCB METER LOAN 400K			\$ -	\$ -
EIAF WATER METER GRANT 200K			\$ -	\$ -
CAPITAL LOAN DOLA				
CAPITAL GRANT DOLA	\$ 166,133.34	\$ 70,800.24		
POSTAGE & COPIES				
TRANSFER IN FROM GENERAL FUND	\$ 381,271.27	\$ -		
TOTAL REVENUES	\$ 547,404.61	\$ 70,800.24	\$ -	\$ -
TOTAL REVENUE & FUND BALANCE	\$ 547,404.61	\$ 70,800.24	\$ -	\$ -
EXPENSES				
BID ADVERTISING			\$ -	\$ -
CAPITAL OUTLAY	\$ 547,404.61	\$ 70,800.24	\$ -	\$ -
DISTRICT MANAGEMENT	\$ -	\$ -	\$ -	\$ -
ORC FEES	\$ -	\$ -	\$ -	\$ -
TRANSFER TO GENERAL FUND			\$ -	\$ -
TOTAL EXPENSES	\$ 547,404.61	\$ 70,800.24	\$ -	\$ -
GRANT FUND: ENDING BALANCE	\$ -	\$ -	\$ -	\$ -